



**FOR IMMEDIATE RELEASE**

## **Harbor Stone Advisors Awarded Assignment to Market 1815 St. Paul Apartments in Baltimore, MD**

**Baltimore, MD** - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market the sale of 1815 St. Paul Apartments, an apartment building located in the Station North Arts & Entertainment District of Midtown Baltimore. Harbor Stone Advisors President, Justin Verner and Senior Advisor, Brooks Healy are marketing the property.

1815 St. Paul Apartments represents an opportunity to acquire a 100% occupied, 5 unit apartment building. Multiple value add drivers including ability to increase rents 10-20%, adding on site laundry and monetizing the rear parking. The offering is comprised of (1) studio, (3) 1 Br-1 Ba, and (1) 2 Br-1 Ba units. The property was completely renovated in the fall of 2017. Renovations included new kitchens and bathrooms, installation of luxury vinyl tile floors, new appliances, replacement windows on the front of the property, new hot water heater, and updated HVAC. Typical units feature wooden cabinets, carpet, ceramic and luxury vinyl tile floors, formica countertops, central heat, window AC, gas appliances, and individually metered for gas and electric. Tenant amenities include balconies for the rear units, and parking on site.

1815 St. Paul Apartments is located in the Station North Arts & Entertainment District of Midtown Baltimore. Just 2 blocks to Penn Station, which is set to undergo a \$90M renovation program, as well as adjacent additional private development. A 5-minute drive to the city's top employer, the prestigious and world-renowned Johns Hopkins University. Other nearby universities include University of Baltimore and Maryland Institute College of Art (MICA), which are each less than a mile from the subject property. The apartments are just a block from North Avenue, a bustling hub of activity with restaurants, bars, and art galleries. Station North annually hosts the largest free arts festival in the country, called Artscape, which attracts over 350,000 people over a 3-day period. There have been many recent additions to the area, including two renovated theaters and a makerspace. Nearby access to mass transit and the free Charm City Circulator. Conveniently located one minute from I-83.

### **About Harbor Stone Advisors**

Harbor Stone Advisors specialize in middle-market multifamily investment sales throughout the Mid-Atlantic. Advisory services include value opinions, asset dispositions and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit [www.harborstoneadvisors.com](http://www.harborstoneadvisors.com)

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